

**Town of Chester
Board of Selectmen Meeting
Thursday, June 13th, 2019
Municipal Complex
Approved Minutes**

I. Preliminaries

Call the Meeting to Order
Roll Call
Pledge of Allegiance
Additions and Deletions
Public Comment
Approval of Minutes
Items for Signature
Appointments
Spring Hill Farm Fields/Barn Rental
PACT
Encumbrances
Insurance
Roundtable
Non-Public Sessions
Adjournment

1.1 Call to Order

Vice-Chairman Myette called this meeting of the Town of Chester Board of Selectmen to order at 7:04pm.

1.2 Roll Call

Selectmen present:

Steve D’Angelo
Joseph Hagan
Stephen Landau
Chuck Myette

Selectmen absent:

Jeremy Owens

Members of the Public present, at various times:

Briana Demers, PACT
Dan Fournier
Matt Gelinas, ZBA
Chuck Heuer, PACT
Karl Knudsen, PACT
Emily Kunelius, SHFAC
Cindy LeBlanc
Adam Maciaszczyk, ZBA
Billie Maloney, ZBA

Nancy Myette
James Piper, SHFAC
Brian Sullivan, Planning Board
Penny Williams, Tri-Town Times
And possibly other persons unknown to the Recording Secretary

1.5 *Pledge of Allegiance*

Vice-Chairman Myette led the attendees in the Pledge of Allegiance.

1.6 *Chairman’s Additions and Deletions*

The agenda item on *Liaisons* will be postponed until next week; a discussion on *Insurance* began during Roundtable but due to its complexity has been moved to its own topic.

1.7 *Public Comment*

As no Members of the Public wished to be heard, Public Comment was closed at 7:05pm.

II. Old Business

2.1 *Approval of Minutes*

An approval sheet for previous weeks’ meeting minutes is in the signature folder.

2.2 *Items for Signature*

All members should review and sign items in the Signature Folder.

III. New Business

3.1 *Appointment to the Planning Board*

Brian Sullivan appeared before the Selectmen in order to be reappointed to the Planning Board. He has served on the Planning Board for the last ~10-12 years.

Selectman D’Angelo inquired about his stance on elderly housing. Mr. Sullivan responded that the Planning Board is in favor, and has incentives built into its regulations; more should be built in. He added that most homes in Chester are expensive and as such not quite what either seniors or younger residents are looking for.

Vice-Chairman Myette asked if he would be willing to serve as Chairman again; Mr. Sullivan stated that he would. Vice-Chairman Myette also asked if the Planning Board was getting all it needed from the Selectmen. Mr. Sullivan stated that communication could be improved – he would like to see the liaison from the Selectmen attend Planning Board meetings regularly. He would also like the Planning Board to meet with the Selectmen a few times a year to keep them updated on what Planning Coordinator Hadik is doing. At this point the Planning Board still has one vacancy, for an Alternate.

Selectman D’Angelo mentioned 5G, the soon-to-be-deployed telecommunication standard, as a potential revenue source for the Town; an ordinance might be needed. Mr. Sullivan stated that he is

unfamiliar with the technology but would consult with Planning Coordinator Hadik about this, as he is normally on top of new developments.

Mr. Sullivan also suggested that Selectmen, not just the liaison, attend Planning Board meetings during the CIP process in order that they will be familiar with the proposed purchases come Town Meeting.

Vice-Chairman Myette suggested that explanations behind the Zoning Ordinances articles on the Warrant every year would be useful; perhaps a handout could be produced. Selectman Landau added that the Town’s bulk mailing permit could be utilized to mail out a flyer. Mr. Sullivan stated that the pertinent information was on the Planning Board’s page of the Town Website, and that perhaps people should be guided to go there.

Selectman Landau moved to reappoint Brian Sullivan as a regular member of the Planning Board for a three-year term to expire May 31st, 2022; Selectman Hagan seconded the motion. The vote was four in favor with Chairman Owens absent; motion carried.

The Selectmen thanked Mr. Sullivan and he departed the meeting at 7:25pm;

3.2 Appointments to the ZBA

ZBA Chair Billie Maloney appeared before the Selectmen with Matt Gelinas and Adam Maciaszczyk, two current members of the ZBA who are up for reappointment.

Mr. Gelinas has served as an alternate member for some time and would like to be reappointed as a regular member; Mr. Maciaszczyk has served as a regular member and would like to be reappointed as an alternate member.

Mr. Gelinas stated that that ZBA serves in a semi-judiciary fashion, and that it is important to leave one’s personal opinion and biases out of the decision making. Mr. Maciaszczyk agreed, stating that requests for variances must be decided on a case by case basis, following the spirit of the ordinances. ZBA Chair Maloney added that the ZBA must always keep in mind the best interests of the Town.

Selectman D’Angelo moved to appoint Matt Gelinas as a regular member of the Zoning Board of Adjustment for a three-year term to expire May 31st, 2022; Selectman Hagan seconded the motion. The vote was four in favor with Chairman Owens absent; motion carried.

Selectman D’Angelo moved to appoint Adam Maciaszczyk as an alternate member of the Zoning Board of Adjustment for a three-year term to expire May 31st, 2022; Selectman Hagan seconded the motion. The vote was four in favor with Chairman Owens absent; motion carried.

ZBA Chair Maloney, Mr. Gelinas, and Mr. Maciaszczyk departed the meeting at 7:32pm.

3.3 Spring Hill Farm Fields/Barn Rental

Spring Hill Farm Advisory Committee Chair Emily Kunelius and member James Piper appeared before the Selectmen with Dan Fournier of New England Heritage Farm who continues to be interested in leasing the fields and barn at Spring Hill Farm.

Since Mr. Fournier’s original visit to the Selectmen on May 30th, the proposed lease and insurance

documents have been reviewed by the Selectmen, Town Counsel, and Primex, with various changes made. At this point very little appears to still be in question.

Selectman Landau, however, is concerned about Mr. Fournier’s ability to provide two educational activities on the Farm before the lease expires on April 30th, 2020; failure to do so will constitute a material breach of the Lease. Mr. Fournier assured the Selectmen that this would not be an issue; he will participate in the SHFAC’s Fall Fest scheduled for October, and plans to hold a maple sugaring event during sugaring season, which will be sometime in January/February/March of 2020. Vice-Chairman Myette noted that the only trees currently being tapped are in North Chester; Mr. Fournier would be able to tap trees nearer to the Farmhouse.

Selectman Landau noted that the North Chester fields had had their first cut; Vice-Chairman Myette added that the field across from the Farmhouse had been cut during Foodscaping. He added that the other fields are tall and could be hayed, if Mr. Fournier would like; Mr. Fournier stated that he would prefer that they be left alone as his cattle like the taller grass. He does not plan to use the ten-acre field, however, if the Town would like to hay that.

Selectman Landau moved to execute the lease between the Town and Daniel Fournier to lease Spring Hill Farm property for cattle grazing; Selectman Hagan seconded the motion. The vote was three in favor with Chairman Owens absent and Vice-Chairman Myette abstaining; motion carried.

All parties signed the lease and Mr. Fournier paid the rental fee.

Mr. Fournier, SHFAC Chairman Kunelius, and Mr. Piper departed the meeting at 7:50pm.

3.4 PACT

Chuck Heuer and Karl Knudsen from the Public Access Community Television Committee appeared before the Selectmen with Briana Demers, the Station Coordinator, to discuss the TV station’s need for new equipment. It was noted that the PACT Committee and associates logged 1,567 volunteer hours last year to keep the TV Station up and running.

That said, the equipment currently being used by the TV station was described as makeshift, unstable, and unreliable; many different components that were donated or bought used were cobbled together although never intended to work together. Some pieces have run 24/7 for fifteen years; they often just stop working, which brings the TV station down and requires expensive maintenance. Many cannot be repaired; once they fail, there will be no more TV station.

The PACT Committee would like to upgrade to a high-quality digital system of components designed to work together. With this new equipment, maintenance costs would decrease, as would the cost to stream; there is also the possibility of revenue from selling ads on online streaming, which are not allowed on the television station broadcast. (Vice-Chairman Myette suggested that Town Counsel be consulted to determine the legality of selling these ads.)

Both Station Coordinator Demers and PACT Committee Chairman Bob Grimm are familiar with the maker of this equipment, Tightrope; unlike the current equipment, they are also aware of other users who could be a source of support not to mention Tightrope itself.

There are insufficient funds in the PACT fund to make this purchase, and they had considered applying

for a loan, only to discover that this is not permissible for a municipality without Town approval via Town Meeting. Vice-Chairman Myette asked if it was possible to lease the new equipment; it is not. The 2% franchise fee (raised last year from 1%) produces insufficient funding to make the purchase after regular costs to run the station are deducted. They approached the Planning Board to be considered for the CIP but were turned down. As a result, they are appealing to the Selectmen to help locate funding. The equipment itself is quoted at \$75,000, but they are only requesting \$54,545.

Selectman Landau suggested that the Town find the \$54,545 – perhaps as an encumbrance – and that PACT pay it back from franchise fees over five years or so, somewhat like a self-loan. Vice-Chairman Myette countered that there was unlikely to be enough excess from the franchise fees to pay back the loan in that timeframe; Selectman Landau suggested that the PACT Committee find places in their annual budget to make cuts. Selectman D’Angelo agreed, stating that as the annual PACT budget is built with equipment purchases in mind, they should be able to reduce the annual request should this equipment be purchased all at once.

Selectman Landau is concerned, however, about the legality of this idea, as this year’s Selectmen would be obligating future boards; he suggested that PACT apply for a grant. Selectman D’Angelo suggested utilizing the Unassigned Fund Balance instead of an encumbrance; Vice-Chairman Myette agreed with this idea.

There was some discussion about the poor quality of the presentations made at Town Meeting due to the inconveniently placed screen and the aged projector borrowed from the Police Department. Station Coordinator Demers noted that the PACT Committee does not currently serve as ‘the Town’s A/V Department’ but that it certainly could if desired.

Town Counsel and DRA will be consulted about the legality of the advertisements and the self-loan; PACT will be put on the agenda for next week’s Selectmen’s meeting.

Station Coordinator Demers, Mr. Heuer, and Mr. Knudsen departed the meeting at 8:44pm.

3.5 *Encumbrances*

The items previously added to the encumbrance list, including the PACT request as mentioned above, were discussed. The need for \$51k for the Annex Roof is likely to be decided at the next Police Department Space Needs meeting of June 20th; if the architect’s plans include the annex building, the roof should be redone. Maintenance Man Paul Cavanaugh is looking into ways to repair the Police Department’s metal roof.

Vice-Chairman Myette stated that the Timber Framers will send over an engineering estimate; this could be perhaps ~\$5k.

Encumbrances will be discussed again at next week’s Selectmen’s meeting.

3.6 *Insurance*

Selectman D’Angelo recently did some research into the Town’s insurance coverage via Primex, which is a risk management pool that preserves the Town’s immunity via statute rather than an insurance company. He is of the opinion that there are various events for which the Town should not need an insurance certificate, but apparently the Selectmen are unable to waive this requirement without a special agreement with Primex. John Scruton is on the Primex board; perhaps he could be consulted

for clarification.

IV. Selectmen’s Business

4.1 Roundtable

Selectman Landau:

- Lights were recently replaced at the Post Office and Library; thanks to Andrew Mancuso of Concord Electric Supply, a grant was received from Eversource which allows the Town to pay hundreds rather than thousands of dollars for the labor and materials.

Selectman D’Angelo:

- The Union Leader recently printed an article on George Sansoucy, the Town’s current Utility Assessor. It is likely that the Town will need a new one; he contacted Attorney Chris Boldt of Donahue, Tucker & Ciandella, PLLC for suggestions.
- He suggested that the Town should consider parking meters and resident parking permits (possibly using Transfer Station stickers) for Wason Pond, much like beach communities; Vice-Chairman Myette noted that the Wason Pond Commission had discussed this previously but will be asked to readdress.
- The Selectmen had voted last week to give Police Chief Berube authorization to purchase additional traffic cones, once he submitted quotes; he has done so and may proceed.

Selectman Hagan:

- Tomorrow – June 14th – is Flag Day. The current fractured political climate is nothing new; he suggested that residents fly their flag in order to celebrate the freedoms we all have.

Vice-Chairman Myette:

- The Foodscape class this past Saturday, June 8th, went well. Cindy LeBlanc did a great job explaining the concept and leading the planting; the landscaping around the Spring Hill Farm farmhouse is looking quite nice.
- A resident submitted a letter encouraging repairs to Lane Road, and recommended procuring funding without raising taxes. Unfortunately, there is no engineering on Lane Road at present – it is on Table 10 in the CIP for FY23-24 – and although the Selectmen are aware of the need for roadwork funding, the letter contained no specific recommendations. Suggestions are always welcome.

4.2 Non-Public Session

Selectman Landau moved that the Board go into non-public session under RSA 91-A:3 II (a) Public Employees and (c) Reputation; Selectman Hagan seconded the motion. The vote was four in favor with Chairman Owens absent; motion carried.

The meeting room was closed at 9:15pm.

The meeting room was re-opened at 10:27pm.

Selectman Landau moved that the Board come out of non-public session; Selectman D’Angelo

seconded the motion. The vote was four in favor with Chairman Owens absent; motion carried.

Selectman Landau moved that the minutes to the first non-public session, on Reputation, be sealed for one (1) year; Selectman D’Angelo seconded the motion. The vote was four in favor with Chairman Owens absent; motion carried.

Selectman Landau moved that the minutes to the second non-public session, on Public Employees, be sealed for a period of one (1) year; Selectman Hagan seconded the motion. The vote was four in favor with Chairman Owens absent; motion carried.

V. Adjournment

The next regularly scheduled meeting of the Board of Selectmen will be Thursday, June 20th, 2019.

Selectman Landau moved to adjourn the meeting; Selectman D’Angelo seconded the motion. The vote was four in favor with Chairman Owens absent; motion carried.

The meeting was adjourned at 10:29pm.

Respectfully Submitted,

Debra H. Doda,
Recording Secretary